



Asking Price £325,000 Leasehold

2 Bedroom, Apartment - Retirement

28, Greenacres Lodge 287 Limpsfield Road, Warlingham, Surrey, CR6 9FA

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Churchill
Sales & Lettings
Retirement Property Specialists

Greenacres Lodge

Located in the village of Warlingham, Greenacres Lodge is an exclusive development of 36 one and two bedroom retirement apartments. Set on the scarp slope of the North Downs, Warlingham's height allows for panoramic views over London.

For those with an interest in nature or walking, Blanchman's Farm Local Nature Reserve is an area of open recreational space covering some 25 acres, with a network of paths. Warlingham is served by two railway stations- Upper Warlingham station and Whyteleafe station, both located in Whyteleafe, under two miles from Warlingham Green.

Greenacres Lodge is within close walking distance of local shops and amenities, mainly centred around the green in Warlingham, which includes supermarkets, a pharmacy, a bank, post office, hairdressers, and various eateries.

Greenacres Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Greenacres Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Greenacres Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Greenacres Lodge requires that at least one apartment Owner be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment. The property offers deceptively spacious accommodation throughout and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround.

The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in waist height oven, 4 ring electric hob with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



Features

- Two bedroom first floor retirement apartment
- Good decorative order throughout
- Separate Cloakroom
- Fitted Kitchen with integrated appliances
- Beautifully landscaped communal gardens
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Owners' lounge & kitchen with regular social events
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country



Key Information

Service Charge (Year Ending 31st May 2024):
£7,920.22 per annum

Ground Rent: £817.10 per annum. To be reviewed
October 2029

Council Tax Band: E

125 year lease commencing 2015

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, Ground Source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager

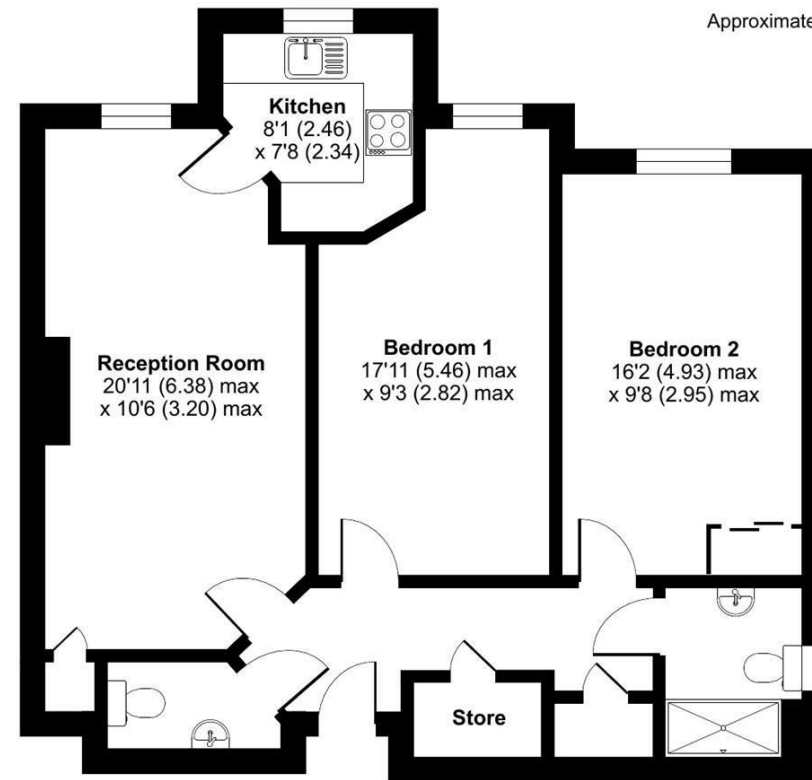
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion on the sale of the property.

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1096032

Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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